

C15-2015-0120



**South River  
City Citizens**

SRCC Neighborhood Assoc.  
P.O. 40632  
Austin, TX 78704  
www.srccatx.org

Board of Adjustments  
City of Austin

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August 7, 2015

RE: 1813 Brackenridge

Dear Members of the Board of Adjustments,

At the August 2015 general meeting of the South River City Citizens (SRCC) Neighborhood Association, the members voted to amend our previous resolution that was passed during our June meeting.

The original resolution:

*support a 1,000 square foot variance requested by the developer on a proposed accessory dwelling unit, provided that 1) the developer preserves the interior and exterior of the existing Brackenridge house and 2) the developer receives no additional variances.*

The amended resolution:

*support a 1,000 square foot variance requested by the developer on a proposed accessory dwelling unit, provided that the developer preserves the interior and exterior of the existing Brackenridge house.*

We were in favor of allowing the 1,000 square foot variance, because the combined square footage of both structures on the property would not exceed the original maximum allowed square footage of 3,900 square feet, and because the developer agreed to restore the original house inside and outside. We voted to amend the resolution by removing the second part of the original resolution, because the developer is requesting an additional variance on the setback requirement for the additional dwelling unit facing Drake. The primary reason is to avoid the critical root zone of a heritage oak tree which we definitely want to preserve. Even though the city requires that the new ADU be set back 25' from the property line, we believe there is a slight improvement with the developer's proposed setback of 10' (to avoid the CRZ), since an existing structure in that location is presently 8.3' from the property line.

While we hope the developer does not need any further variances, we do support this second, special case in order to preserve the heritage oak tree.

Thank you for your consideration.

Cordially,

Sounthaly Outhavong  
SRCC President



I, Daniel West, am applying for a variance from the Board of Adjustment regarding Section \_\_\_\_\_ of the Land Development Code. The variance would allow me the ability to build a 1850 S Broadway Unit 10'  
From the rear property line.

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
Gerald Scott Steptoe	1811 Brackenridge St	Gerald Scott Steptoe
Ann Faulkner	1811 Drake	No support but doesn't want to sign any she has been here since 1967
Gene Townsend	1901 Drake Ave	[Signature]
Oliver Anderson	1813 Drake Ave	[Signature]
DAN VICKERS	1901 BRACKENRIDGE	[Signature]